

NCPC File No. ZC 14-17

Zoning Referral

March 5, 2015

Commission meeting date: March 5, 2015

NCPC review authority: Approval of Comments to the Zoning Commission of the District of Columbia 40 U.S.C. §8724(a) and DC Code §2-1006(a)

Applicant request: Approval of report to the Zoning Commission of the District of Columbia

Delegated / consent / open / executive session: Delegated

NCPC Review Officer: Lee

NCPC File number: ZC 14-17

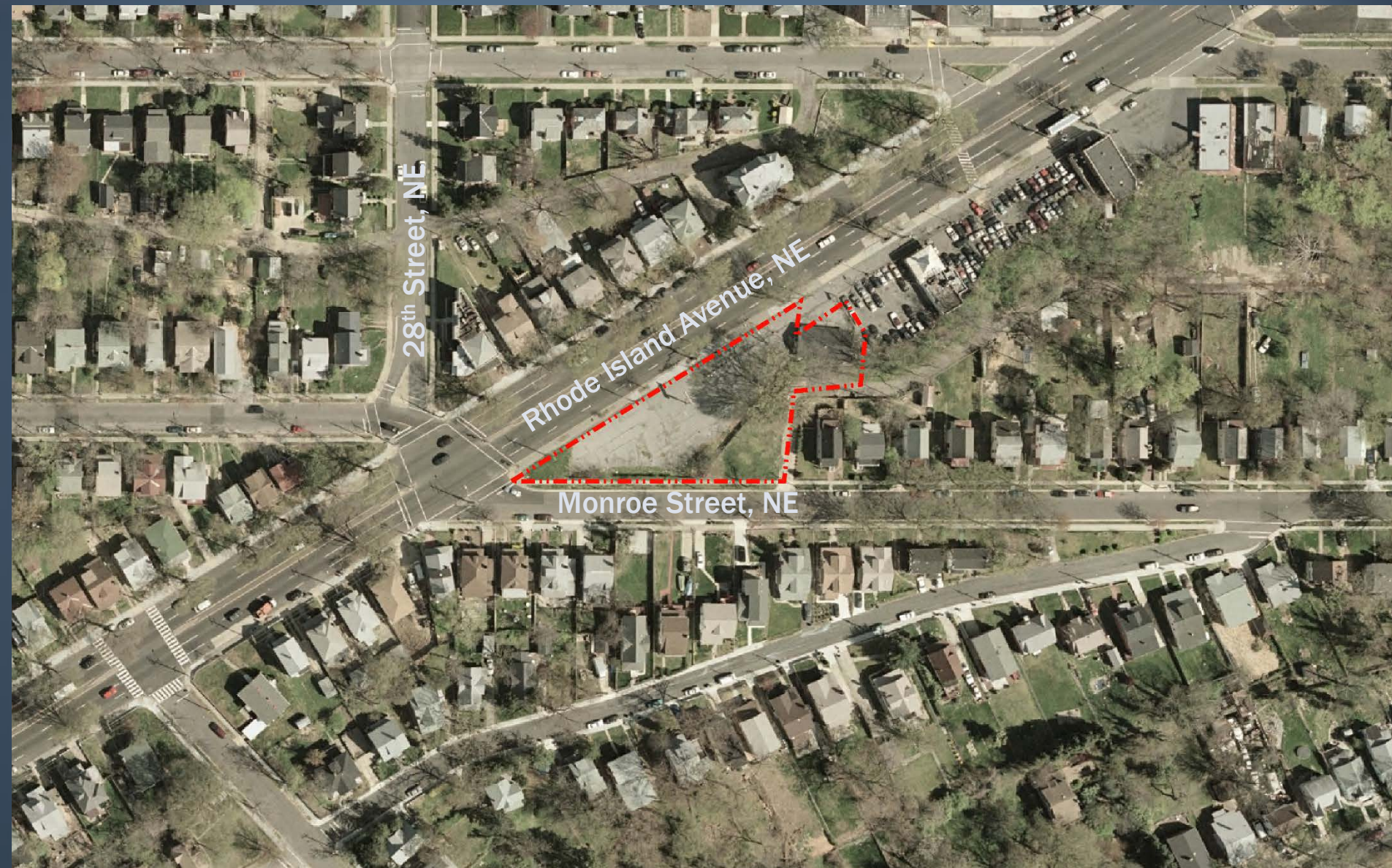
Project summary:

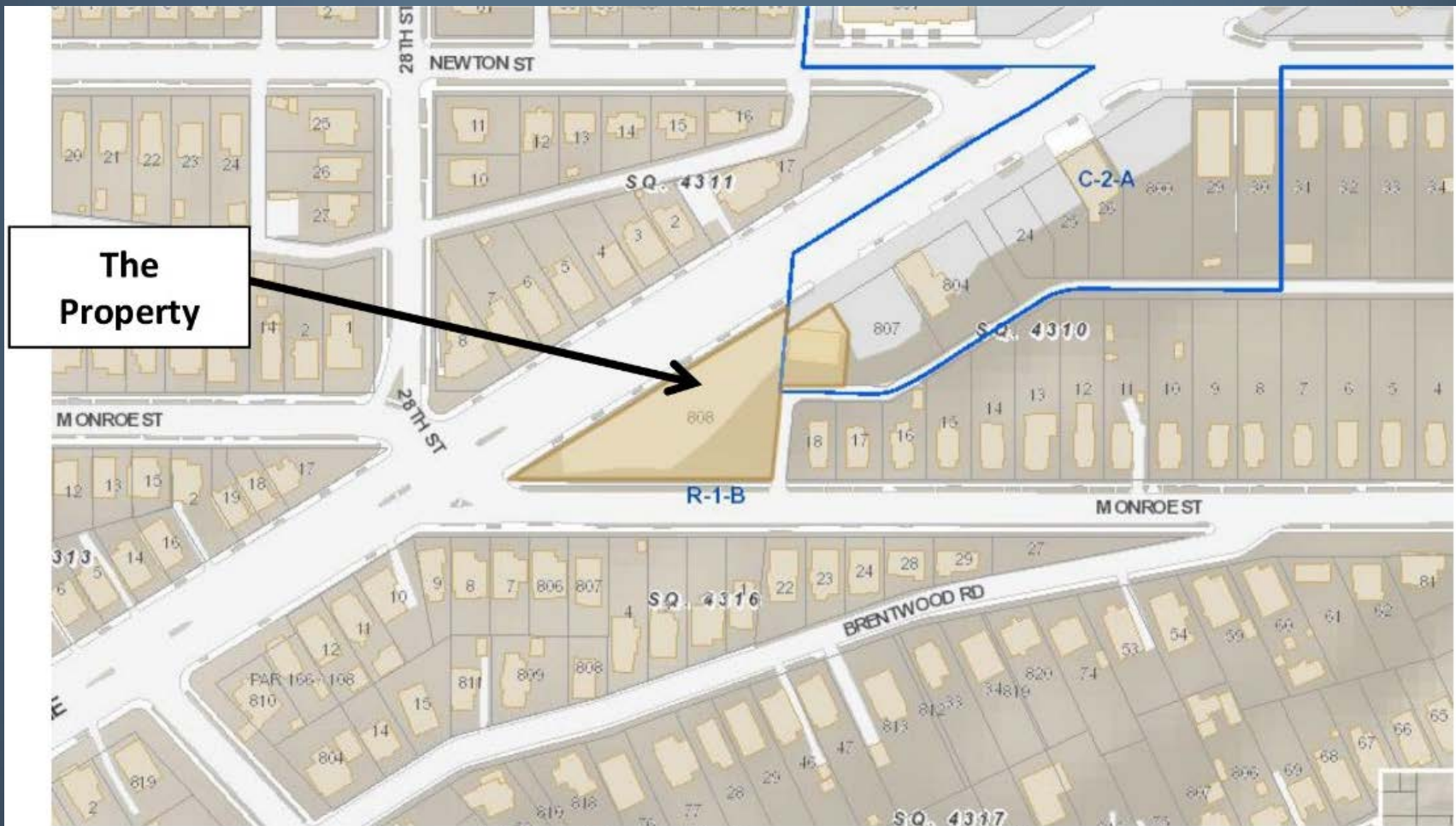
AE Tower LLC submitted a request for a zoning map amendment for the split-zoned, vacant property at Square 4310. The property is currently zoned to the R-1-B and C-2-A Districts. The applicant requests a change in the zoning of the R-1-B portion of the property to the C-2-A District.

The triangular-shaped property is bounded by Rhode Island Avenue NE, Monroe Street NE and a public alley to the southeast. It consists of Lot 808 totaling 27,618 SF. The topography of the property is flat along Rhode Island Avenue, but slopes down, towards Monroe Avenue NE and the public alley. There is currently a vacant surface parking lot on the R-1-B-zoned portion of the property, and a vacant, 1- story structure located in the C-2-A portion of the property. The adjacent property immediately to the east is a car lot/dealership. The Property is subject to BZA #14256 approved April 3, 1985 which allows special exception accessory parking spaces for the adjacent car dealership to the east.

The surrounding neighborhoods primarily consist of single-family detached residences. To the northeast along Rhode Island Avenue towards Eastern Avenue/the District boundary, there exists low-scale commercial development including a gas station, convenience store, liquor store, etc., zoned to the C-2-A District. No other lots on the Square are split-zoned R-1-B and C-2-A.

The existing C-2-A zoning for a portion of the property permits low-to-medium density commercial and residential uses. The existing R-1-B zoning for the remainder of the Property allows for low-density single-family detached residential development on lots of 5,000 sf. It does not permit commercial or mixed use development.





Current Zoning Map of the Property and surrounding area.